

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 13, 2005**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 13, 2005, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN, VC 2005-HM-007 Appl. Under
SW Sect(s). 18-401 of the Zoning Ordinance to permit dwelling to remain 20.73 ft. with eave
Admin. 26.20 ft. and steps 16.83 ft. from front lot line. Located at 1884 Beulah Rd. on approx.
Moved to 41,448 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 28-4 ((1)) 57 pt.
1/24/06 at
appl. req.
- 9:00 A.M. KINGDOM HALL OF JEHOVAH'S WITNESSES MOUNT VERNON CONGREGATION,
CL SPA 99-V-013 Appl. under Sect(s). 3-503 of the Zoning Ordinance to amend SP 99-V-013
Admin. previously approved for a place of worship to permit a reduction in land area. Located at
Moved to 7920 Holland Rd. on approx. 3.98 ac. of land zoned R-5. Mt. Vernon District. Tax Map
2/7/06 at 102-1 ((1)) 38A. (Admin. moved from 11/15/05 at appl. req.)
appl. req.
- 9:00 A.M. HECTOR F. CACERES, SP 2005-LE-038 Appl. under Sect(s). 8-914 of the Zoning
DH Ordinance to permit reduction to minimum yard requirements based on error in building
Decicison location to permit roofed deck (open porch) to remain 27.2 ft. and dwelling 22.6 ft. with
Deferred to eave 22.5 ft. from front lot line of a corner lot. Located at 5530 Janelle St. on approx.
8/1/06 1,266 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((2)) (B) 25.
- 9:00 A.M. SIMIN HAYATI-FALLAH, VC 2005-SU-012 Appl. under Sect(s). 18-401 of the Zoning
DH Ordinance to permit construction of addition 10.4 ft. from side lot line. Located at 6220
Decision Hidden Canyon Rd. on approx. 10,688 sq. ft. of land zoned R-C and WS. Sully District.
Deferred to Tax Map 53-3 ((3)) 49.
8/1/06
- 9:00 A.M. CONCEPTS 21 LTD C/O SHADOWLAND, SP 2005-LE-035 Appl. under Sect(s). 4-603 of
SV the Zoning Ordinance to permit indoor recreational use. Located at 5508 Franconia Rd. on
Decision approx. 1.80 ac. of land zoned C-6 and HC. Lee District. Tax Map 81-4 ((1)) 71A.
Deferred to
12/20/05

- 9:30 A.M. JOHN N. GERACIMOS and MEI LEE STROM, A 2005-MV-018 (Admin. moved from
Admin. 8/9/05 at appl. req.)
Moved to
2/28/06 at
appl. req.
- 9:30 A.M. ROBERT H. AND ANJALI M. SUES, A 2005-PR-023 (Admin. moved from 8/9/05 at appl.
Admin. req.)
Moved to
2/28/06 at
appl. req.
- 9:30 A.M. DAVID M. LONGO, A 2005-DR-025 Appl. under sect(s). 18-301 of the Zoning Ordinance.
EP Appeal of a determination that a fence in excess of four feet in height, which is located in
Admin. the front yard of property located in the R-1 District, is in violation of Zoning Ordinance
Moved to provisions. Located at 9813 Spring Ridge La. on approx. 20,100 sq. ft. of land zoned R-1.
3/14/06 at Dranesville District. Tax Map 19-3 ((10)) 20. (Admin. moved from 8/2/05 at appl. req.)
appl. req.
- 9:30 A.M. LEANN M. JOHNSON AND JAMES W. KOCH, A 2005-DR-026 Appl. under sect(s). 18-
CPJ 301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet
Admin. in height, which is located in the front yard of property located in the R-2 District, is in
Moved to violation of Zoning Ordinance provisions. Located at 1830 Massachusetts Av. on approx.
2/28/06 at 15,729 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (2) 1. (Admin.
appl. req. moved from 8/2/05 at appl. req.)
- 9:30 A.M. MICHAEL J. RYAN, A 2005-DR-030 (Admin. moved from 9/13/05)
Admin.
Moved to
2/28/06 at
appl. req.
- 9:30 A.M. BROOKS H. LOWERY, A 2004-MA-023 Appl. under Sect(s). 18-301 of the Zoning
JC Ordinance. Appeal of a determination that a fence in excess of four feet in height located
Admin. in the front yard of property located at Tax Map 60-2 ((15)) 148 is in violation of Zoning
Moved to Ordinance provisions. Located at 3212 Cofer Rd. on approx. 12,781 sq. ft. of land zoned
2/28/06 at Mason District. Tax Map 60-2 ((15)) 148. (Decision deferred from 11/9/04 and 7/12/05)
appl. req. (Decision deferred from 2/8/05 at appl. req.)
- 9:30 A.M. JOANNE LOISELET, A 2005-SP-045 Appl. under sect(s). 18-301 of the Zoning Ordinance.
JC Appeal of a determination that an accessory storage structure, an accessory structure, and
Decision a fence in excess of four feet in height, which are located in the front yard of property
Deferred to located in the R-C District, are in violation of Zoning Ordinance provisions. Located at
8/1/06 5138 Pheasant Ridge Rd. on approx. 25,529 sq. ft. of land zoned R-C and WS.
Springfield District. Tax Map 56-3 ((9)) 9.

JOHN DIGIULIAN, CHAIRMAN